### THE REAL ESTATE MARKET.

DWELLINGS, TENEMENTS AND FLATS IN GOOD DEMAND.

The Valuable Rhoades Property at Broadway, Amsterdam Av. and Seventy-third St. Figures in the Dealing -Wesley Thorn Buys in West Thirty-sixth St.

The bulk of yesterday's dealing at private contract was in dwellings, tenements and flats. It was widely distributed, though affeeting chiefly the easterly half of Manhattan. A considerable number of dwellings changed ownership. The proportion sold in the midtown residence district was, however, smaller than it has recently been. A valuable Broadway holding on the West Side and a modern loft building in Thirty-second street, near Fifty avenue, were the only business premises that figured in the broker-

age reports. The demand for vacant lots was limited Few plans were filed for new constructions. A majority of the buildings projected were frame dwellings in The Bronx. So long as the mortgage tax question remains un-settled it is not believed that flat and tenement house builders will resume construction work on an important scale.

The revised mortgage tax bill does nothing to relieve the Manhattan lot market. Its principal concession, beyond correcting defective administrative details, is the exemption of mortgages held by building and loan associations. Such associations are active only in the outlying boroughs. Manhattan builders are dependent upon the ordinary short term building loan, charging the full legal rate of interest, which will be subject to the proposed tax.

The first important sale in The Bronz auction room, at Third avenue and 149th. street, is scheduled for to-day. Fifty parcels, mostly lots in Jerome avenue and in other active streets, are to be sold by McQuay & Co. and Julius H. Haas. A number of dwellings and several flats are included in the offering.

#### Private Sales.

BROADWAY.—Bryan L. Kennelly has sold the premises at the junction of Seventy-third street, Broadway and Amsterdam avenue, having a frontage of 75 feet on Broadway, 68.8 feet on Seventy-third street, and 78 feet on Amsterdam avenue, for Lyman and John Harsen Rhoades to James Butter and Peter McDonnell. The buyers will add several stories to the present building and alter it into a bachelor apartment house. It is opposite the subway station at Seventy-second street.

THETY-BIXTH STREET.—S. Osmood Pell THIRTY-SIXTH STREET.-S. Osgood Pell bas sold to Wesley Thorn No. 32 West Thirty-sixth street a three story and basement dwelling, on lot 20098.9.

ment dwelling, on lot 20x18.9.

103D STREET.—L. J. Phillips & Co. have sold for W. W. Brower to a client for occupancy No. 242 West 103d street, a five story American basement dwelling, on lot 16x100.11.

TENTH STREET.—Thomas Thacher has sold No. 39 West Tenth street, a three story and basement dwelling, on lot 24 csy4.10.

THIRTY-FIRST ST. ....T.—Kidansky & Fox bave bought from the Rosebill Realty Corporation Nos. 317 and 319 East Thirty-first street, two four story dwellings, on plot 40x98.9. The buyers will erect two six story tenements.

NINTH AVENUE.—E. Fellman has sold to lienry M. Toch the two lots, 50x100, at the southeast corner of Ninth avenue and 216th street, bought at the Morgenthau sale last

Week.

BEAMAN AVENUE.—E. Fellman has sold to
H. Elias the southeast corner of Seaman
avenue and Emerson street, a lot 25x100.

THIRTY-SECOND STREET.—The J. C. Lyons
Building and Operating Company have sold
Nos, 11 and 13 West Thirty-second street,
an eleven story mercantile building, on plot
toryage.

x98.9.
NICHOLAS AVENUE.—Daniel Birdsall &
b. have sold for the Ward estate the five
ory Belcourt apartment house, at Nos.
and 50 St. Nicholas avenue, southwest
orner of 113th street, on plot 76.3x95.5x

65x55.6.

HARLEM.—The Harlem Presbyterian Church has sold its property, 100x99.11, on the north side of 125th street, 35 feet west of Madison avenue, and has taken in exchange the Jere C. Lyons plot, 100x 100.11, at the southeast corner of Mount Morris Park West and 122d street.

FOURTEENTH STREET.—Charles E. Duross has sold for Jackson & Stern to Mine, de St. Just No. 225 West Fourteenth street, a four story dwelling, on lot 25x120.

FIFTY-FIFTH STREET.—Mathlids Kelso has sold to Samuel C. Henning No. 110 East Fifty-fifth street, a three story and basement brownstone dwelling, on lot 18.9x 100.5.

190.5.

127TH STREET.—Solomon A. Arnstein has bought Nos. 40 and 42 West 127th street, a six story apartment house, on plot 53x90.11.

BEVENTY-FIFTH STREET.—Mayer S. Auerbach has bought, through L. J. Phillips & Co., No. 34 West Seventy-fifth street, a four story dwelling, on lot 20x102.2.

117TH STREET.—Sol. Stern has resold for Jacob C. Sinon the three five story flats Nos. 56 to 60 West 117th street, each on lot NINETY-SECOND STREET—Huberth & Gaber have sold for Sophia Bauerly the five story triple tenement, with stores, No. 346 East Ninety-second street, on lot 25x100 s, to Jacob Simon.

Jacob Simon.

TWENTY-EIGHTH STREET.—Henry R. Levy
and Dubrinsky & Diamond have sold to
Solomon Kadin the three new five story
tenements with stores Nos. 305 to 315 East
Twenty-eighth street, each on plot 46.10x

hought from Joseph S. Schwab No. 252 West 115th street, a five story tenement, on tot 25x100.

126TH STREET.—Joseph Rubinsky has bought from the Baum Realty Company the five story tenement No. 365 West 126th street, on lot 25x100.

on lot 23x100.

185TH STREET.—Roth & Yesky have bought from the Fleischmann Construction Company the fire story flat on plot 40x100, in course of construction, on the north side of 135th street, 300 feet west of Amsterdam

avenue.

GRAND STREET. D. Phoenix Ingraham
& Co. have sold for S. Liebmann's Sons
to Lowenfeld & Frager No. 206 Grand
street, old buildings, on lot 23.7x100, at the
northwest corner of Mott street.

LENOX AVENUE. -A. B. Mosher & Co. have sold for Rosa Englander No. 93 Lenox avenue, a five story flat with stores, on lot

25x100.

103D STREET.—Harry J. B. Young has sold to Golde & Cohen No. 110 East 103d street, a three story dwelling, on lot 16x100.11.

LEXINGTON AVENUE.—Mandelbaum & Lewine have bought from the Orthout estate the northwest corner of Lexington avenue and 101st street, a four story building, on lot 18x75.

lot 18x75.

FIFTH AVENUE Joseph Solomon has bought from Joseph Shenk No. 2240 and 2242 Fifth avenue, two five story flats, on plot 50x100, and has sold No. 2222 and 2221 Fifth avenue, similar houses, adjoining the corner of 135th street. FROM BATTERY TO 14TH ST., INCLU-DESIRABLE RESIDENCES, Washington Sq. to 12th st., inclusive, near 5th; \$22,000 up. FOLSOM BROTHERS, 835 BROADWAY.

102D STREET.—Joseph Solomon has bought No. 108 East 102d street, a five story flat, on lot 25x100.11, and has resold it to 8. Matthews.

on lot 23x100.11, and has resold it to S. Matthews.

BECOND AVENUE.—Joseph Solomon has bought the four story building, on lot 22x75, at the southwest corner of Second avenue and 104th street.

JACKSON AVENUE.—Reiter, Newman & Mosauer have sold for a Dr. Freedman the plot on the west side of Jackson avenue, 30 feet south of 160th street, 84x75, and the plot on the east side of Jackson avenue extending through to Forest avenue 54 feet south of 160th street, 85x175, to a builder, who will erect five story flats.

BET.MONT AVENUE.—Reiter, Newman & Mosauer have sold for Max J. Klein, the plot, 60x100, on the east side of Relmont avenue 50 feet north of 180th street, to Henry P. Ansorge.

Ansorse.
WESTCHESTER AVENUE.—Reiter, Newman & Mosauer have sold for James Farrel of Chicago the southwest corner of West-chester avenue and 158th street, a lot 25x 160, and for August Kuhn a lot on the south mide of 158th street 25 feet west of West-chester avenue, 25x100, adjoining, to a builder who will erect a six story flat with atores.

THIRTY-NINTH STREET. James Kyle & Sons bave sold for Mrs. Kenny the five story apartment house No. 146 East Thirty-ninth street, size 25x8.6.

ninth street, size 25x88.6.

48TH STREET.—Arnold & Byrne have resold for Louis Bernstein to A. Benedict, the six stery spartment house in course of construction, size 50x100, situated on the southeast corner of 148th street and Eighth avenue, now being built by Abraham Silverson.

CITY REAL PSTATE

NO. 10.

A very well informed man recently made the

statement that specu-

lative builders have

constructed most of

the buildings in this

city and have then sold

them to investors who

were unwilling to take

the risks attendant

upon a building oper-

ation under conditions

which have existed

If this is true, and we almost

believe it is, it should be welcome

news for those who would like to

build for themselves, and thereby

secure a superior class of con-

struction, that it is possible to

get a building constructed under

such conditions that they will be

protected against unexpected in-

crease in cost by what is virtually

a COST INSURANCE policy

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CHAS. T. BARNEY, JOHN D. CRIMMINS, V.-Presets.

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Seeking Mortgages can obtain through this Compony the choicest First Mortgages on real estate. Before offering them to the public the Company appraises the property

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districts).

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Will be worth three times present prices within two years on completion of Pennsylvania
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FOR SALE, CHEAP two-family house; fancy stone front; fin n; near Prospect Park entrance; 20 minute iew York; convenient to subway and trolley price \$6,400; terms to suit. Maple \$1,, near Notitand av., Brooklyn, or address E. C. & M. V. McDON-ALD, Attorneys, 134 BROADWAY, BROOK-LYN.



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Overlooking Lower Bay, handsomest suburb in Greater New York; houses with hardwood trim, decorated, \$4,500 up. WALTER L. JOHNSON, 18th av. and 88th st., Brooklyn. ELEGANT 2 story basement, new fancy brick and brownstone 2 family houses; all up-to-date im-provements; asphalt st., near 4th av. Parkway; easy terms. Apply 359 50th st. McGRATH & CLAP-SON, Builders.

A VALUABLE GRAND STREET PROPERTY, 25x60x100, with hardware store, fully stocked with first class hardware; established thirty years; only sold on account of death. 524 Grand st., near Union av., Brooklyn.

INVESTOR, six 4 story double modern flats; best section Bedford av.; 4 years built; rents \$2,280 each; price \$19,500; terms \$3,000 cash. KETCHAM BROS., 129 Ralph av., Brooklyn. SPECIAL BARGAINS \$4,260 buys two detached dwellings in a desirable location. PHILIP FLOHMAN, 1906 Beverley road.

FT. HAMILTON AV. & 53D ST.—Corner 101x NYGREN, 1400 Fult FLATBUSH bargains—Detached cottages \$5,500 56,700. REIMER & ALLARD, Avenue C and

ON BEAUTIFUL Eastern Parkway and Kingstor av., two family houses. THOMAS H. FRASER owner and builder. FOR SALE in Bay Ridge, corner plot, 52x80x170x 100; detached house. Address OWNER, 4014 3d av., PRICE \$9,500; rents \$1,128; mortgage \$5,250; four tory brick; good location. ENDERS, 263 7th av...

FOR INVESTMENT-Five three story brick flats, 98 to 106 Chauncey st. GRAHAM, 232 Sum-4% MONEY TO LOAN 414% on real estate 1st and 2d mortgages. McCORMACK, 44 Court st., Brook-

84,200 Gravesend cottage; easy terms: \$4,400 Flatbush cottage. DOREMUS, 187 Montague st WE HAVE GOOD SIZED PLOTS in Bay Ridge or East New York. TEFFT CO., 16 Court st. 334 GATES AV.—Three family flat; rent \$864; price \$7,800. N. S. JONAS, owner, 356 Pulton 8t.

SELECT APARTMENTS. BOROUGH OF BROOKLYN.

Select Apartments. Thoroughly up to date 8 large, light rooms and bath, extra maids bathroom, butier's pantry: electric lights; telephone: handsome decorations: parquet floors; rent, \$60 to \$70; Park piace and Nostrand av. Blooklyn. Offo SINGER, BUILDER.

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80 NEW YORK AVE., Pacific st.

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SCOTALION, but water alean heat once illuminate. Charles E. Hotaling, 441. Sumner Ave.

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Art in Architecture. Just across the Hudson. One thousand acres. One mile from New York. Altitude 250 fest. Beautifully wooded. Highly restricted.

Houses range in price from \$10,000 to \$30,000 -some a trifle less.

lake the 130th St. Ferry via any transit line crossing 125th St. HUDSON RIVER REALTY CO. Pald up Capital \$6,000.000 W. W. & E. E. SLOCUM. Seiling Agents. Sulte 1009, Times Building, New

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plot will be improved with a six story building.

YanVliet & Place have leased the store and basement in the Wing Building, on the Thirteenth street front. From Hudson street to Ninth avenue, to the United States for Post office Branch Station C. for Wing & Son.

Dean Alvord has sold his vacant propery at Prospect Park South, Brooklyn, for about \$500,000. The deal embraces forty-five plots. Twelve house in various stages of construction are not included in the sale. Mr. Alvord has decided to retire from the building business after selling these houses, and will devote his attention to investment properties in Brooklyn and Queens boroughs and in Nassau and Suffolk counties, where he controls about 3,000 acres, part of which he is developing. THE ROLAND SO, M AND SO THE STREET Block from Grand Entrance to Central Park,
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FOR AN IMPROVEMENT 46, 48 & 50 Court St. & 194, 196 & 198 Joralemon St.

63x135 FEET, Occupied now by 3 and 4 story stone business and

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to invest in non-heated property in Brooklyn; want full particulars and lowest price, not asking price; all cash pald; second mortgage no object; quick answers; brokers protected. TRUSTEE, box 112 Sun Brooklyn office, 312 Washington st. I WANT TO RENT OR BUY A COUNTRY PLACE within 30 to 40 niles of New York City, on N. Y. Central or Putnam R. R., about four acres; with small house and barn situated on high ground. Must be accessible to depot. Give full particulars. Address C. H., box 337 Sun uptown office, 1398 Broadway.

WANTED
Lofts or factory property with shout 90,000 square feet of floor space; good light; within a mile of East or West 34th st. Address S. A. K., box 108 Sun office.

WANTED—Cottage with good grounds, ocean cont, baths and rooms for family of six, not over ne hour from city; must be fully furnished, silver id linen; best care guaranteed. Reply to G.,

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FIRST-It is only one block from the station.
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SIXTH-It is now only 35 minutes from Herald Square, with 32 trains a day.
SEVENTH-It will be within 20 minutes of Herald Square when the Pennsylvania tunsare completed.

are completed. EIGHTH-It has the full benefit of New York City schools, water, police and fire pro-NINTH—The present price of lots is only \$200 and upward, on easy terms.
TENTH—The enormous expenditures of the Pennsylvania Hailroad will double the value of every lot within one year.

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26 ACRES unimproved property, between Glen Cove and Locust Valley, 200 ft. elevation; fine water and land views; best improvements adjoining; near the Nassau Country Club; \$50,000.

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ON THE SAME ISLAND AND SAME BEACH, and immediately adjoining Atlantic City. Ventnor is not a barren tract, but already built up, flourishing under prosperous city government, with well conducted hotels and many summer residences.

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For sports—everything—at the right prices—this week some great opportunities.
200 regular \$8,00 and \$4.00 Blecycle Coats—all colors—\$1.45 and \$2.45 each, and 1,000 Baseball Caps at 10 cts. and 25 cts.
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All sorts of people buy the dollar watch—million, alres—railroad men—athietic gentlemen—for themselves and for their boys. Two million sold later year—guaranteed to \$6 EP TIME—and that's all any watch can do. Postpatd for one dollar if you mention. SUN.
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PAWNBROKERS' SALES. I. L. FIRUSKI, Auct., 70 Bowery, sells to A M.; May 3 - By Charles Mayer & Co.; Jewelry, May 3 - By M. Bruckhelmer Sons, Jewelry, May 4 - By Goldstone Bros., 518 6th av. all diamonds watches, dlamond and other Jewelry, sliver-ware and goods of every description piedged pion April 10, 1904, Nos. 20915 to 23726, Inclusive, and all dider dates held over

April 10, 1804, Nos 20813 to 23728, inclusive, and all older dates held over.

May 4-By M Manning & Sons, 1870 3d av. all men's and women's clothing, remnants, &c. pledged prior April 28, 1804.

May 5-By J. Anderson, 307 West 42d st.; all diamonds, watches, diamond and other levelry silverware and goods of every description pedged prior April 5, 1804, Nos, 75000 to 80500, inclusive and all older dates held over.

May S-By C. Lang & Co., 688 6th av. all diamonds, watches, diamond and other levelry, silver, ware and goods of every description piedged from Feb. 15, 1804, to March 24, 1804, Nos, 23071 to 38707, inclusive, and all older dates held over. from Feb. 15. 1904, to March 24, 1904. Nos. 1967 to 26707, inclusive, and all older dates held over May 8-By Hellbrun Bross. 1674 1st av.; all men's and women's clothing, remnants, &c., pledged prior April 20, 1904. Nos. 48500 to 50400, inclusive. May 9-By H. Stern, 516 6th av.; all diamonds watches, diamond and other Jewelry Silverware and goods of every description piedged prior April 20, 1904, and all older dates held over.

May 9-By S. Mayer, Jersey City; clothing May 10-By Wm Simpson & Co., 151, formerly 181, Bowery; all diamonds, watches, diamond and other Jeweiry, silverware and goods every description piedged prior March 1, 1904, to No. 6121, and all goods reserved from previous sales.

JULIUS SHONGOOD, Auctioneer, by Jos. Shon

and all goods reserved from previous sales.

JULIUS RHONGOOD, Auctioneer, by Jos. Shon good's Sons, Auctirs, 94 Bowery, will sell:
May 3—Clothing. S. Freund, 2722 3d av.
May 3—All jewelry, watches, diamonds, &c., and all goods pledged prior to April 24, 1904. W. H. Gentzlinger, 95 Amsterdam av.
May 4—All men's and women's clothing and goods of-every description pledged prior to April 26, 1904. B. Fox, 72 8th av.
May 5—Jewelry, watches, diamonds, &c., I. Harris, 518 9th av. L. Fisher & Son, Brookiyn, May 8—Clothing, A. Selinger, 684 2d av.
May 8—Diamonds, watches, jewelry and all pledges from Dec 1, 1903. to April 15, 1904, from Nos. 81000 to 91000 and No.1 to No. 5500 and all goods reserved from previous sales. B. & S. Aufses, 279 Stanton st.
May 9—All clothing, &c., pledged to April 29, 1904. Ned Hariam, 490 Hudson st.

CENTRAL AUCTION CO., M. Sheehan, Aug-

CENTRAL AUCTION CO., M. Sheehan, Auctioneer, 152 and 154 Canalst., will sell at 10:30 A. M. May 5-By B. Gutter, 136 Bowery (formerly 440 6th av.); all diamonds, watches, jewelry, &c. Nos. 9759 to 11250, Sept. 1 to Dec. 1, 1903, and goods held over.

May 5-By M. Lavery, 584 9th av.; clothing piedged to April 25, 1904.

May 8-By H. McAleenan, 1330 Broadway; diamonds, watches, lewelry, &c., from No. 1, January, 1904, to No. 7800, March 25, 1904, inclusive, and all old dates and numbers held over.

May 8-By Charles Weaver, 726, 10th av.; clothing piedged prior to May 1, 1904.

ELI SOBEL. Auct'r, 98 Bowery, sells 10 A. M. Il goods pledged to April 24, 1904;
May 8 — Clothing. Ivan Prince, 311 7th av. May 4 — Clothing. S. A. Flatto. 1205 34 av. May 8 — Clothing. Geo. Munk, 922 9th av. May 8 — Clothing. Geo. Munk, 922 9th av. May 9 — Clothing. M. Mintz & Co. and L. Mintz.

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